

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
February 28, 2007**

**7:00 p.m.** Meeting called to order.

Attendance: Andrew McClurg, Vice Chair; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff

Absent: Karl Haglund

Jay noted to the Board that Northland Construction was considering a change to the proposed driveway layout in Zone 2 of the McLean property. Rather than the S-curve as originally approved, Northland now proposed to have the road split into two dead-end cul-de-sacs. There would be no change in the number of units or gross floor area. There would be less roadway surface and therefore no changes to the storm-water system are proposed. Lastly, Northland was requested to compare the proposed plan with the approved with respect to impact on trees. The proposed plan would not require cutting down of any additional trees. The Board felt the proposed plan did not represent a significant change to the project and were comfortable with the Director of Community Development making a final determination as to the significance of the proposed plan.

**7:15 p.m. PUBLIC HEARING: AMENDING ZONING BY-LAWS**

1. Section 3.3, Schedule of Use Regulations - remove footnote 1 and reword to comply with Inclusionary housing By-Law.
2. Section 4.2.2, Linear Requirements - Under LBI and GB districts replace side and rear setbacks with "0".

Mr. McClurg opened the hearing. Ms. Fallon read the notice.

Jay explained to the public that currently the by-law requires a minimum of one affordable unit for any sized development of residential units in a commercial zone. So, someone that wants to have a single residential unit above their shop would be required to make that unit affordable. This would act to discourage development of mixed use properties which the Planning Board is attempting to encourage. The proposed change eliminates the minimum of one affordable unit requirement and makes residential development in commercial zones comply with the inclusionary housing by-law.

No objections were raised.

Jay noted that the second by-law change refers to the current setback requirement of "six feet or none" in LBI and GB districts in the By-Law. The ZBA has requested that this be changed as it is unclear what was the purpose and how it should be interpreted. The proposed change requires no side or rear setback except that such setbacks as currently required when a commercial structure abuts a residential district shall remain unchanged.

No objections were raised.

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Ms. Fallon requested that staff research the by-law and prepare a clarification for Town meeting to address the rationale for why the by-law had been written as "six feet or none".

**Moved by Baghdady to recommend favorably the proposed zoning changes.**

**Second by Fallon**

**Approved Unanimously**

**7:30 p.m. PUBLIC HEARING: DESIGN AND SITE PLAN REVIEW - 442 COMMON STREET**

As there had been a change in business ownership the site plan review application was amended to show the new business owner, Joh Kokubo.

Mr. Kokubo gave a brief description of his intended operation. He explained that he was not requesting 9 tables and 36 outdoor seats but only 3 tables and 12 seats. The tables would be located in front of his business and not occupy space in front of other businesses also located in the same building. Board members asked if Mr. Kokubo had a seating plan and whether he had considered any outdoor planters. Mr. Kokubo did not have any but could provide them.

Comments from the public were then entertained.

In general, the public was pleased that there was a reduction in the number of tables.

Alice Janjigian, owner of 103 Payson Road, supported the application but did not want an increase in the outdoor seating. She also noted that the previous owner had advertised that patrons could bring their own wine or beer and wondered whether that would still be encouraged. Ms. Fallon thought that this was now illegal in Belmont. Staff was requested to research the question.

Eleanor Twomey, 45 Hammond Road, was also relieved that the number of tables was reduced. She was concerned with noise and trash.

Ben Bauer, 52 Willow St., was concerned with overflow parking into nearby neighborhoods. He also wanted to know what protections there might be if adjacent storefronts also wanted to include outdoor seating.

Sue Bass, 530 Concord Ave., commented on the lack of parking.

Barbara Shea, 4 Palfrey Rd., submitted a petition signed by neighborhood residents in opposition to the original application. However, she acknowledged that the reduction in Tables was not as objectionable. Parking is her prime concern.

Following the public comments, the Board again voiced their concern that no site plan had been submitted. After some discussion, applicant agreed to bring a site plan to the next meeting.

**Moved by Baghdady to continue hearing to March 13<sup>th</sup> at 7:30.**

**Second by Rojas**

**Approved Unanimously**

**8:15 p.m. Discussion - Waverley Square Rezoning**

Staff presented a packet of material on the properties within the Lexington/Moraine/Agassiz block including the gas station and adjacent parcel on Thayer Road in Waverly Square.

Board members felt that this block was a key block for future development of the Square. Jay recommended that the Board consider the block as a whole for future rezoning. He noted that Waverly Square, unlike Cushing Square, had no significant municipal parking lot and therefore parking was more dependent on on-site spaces. Such parking is likely to require assemblage of lots.

There was some discussion about preparing an overlay for the entire Square. However, several members felt that an adequate public process to develop an overlay was not feasible prior to the April Town Meeting. However, changing the zoning in the particular block from LBIII to LBI might be worthwhile and could be proposed prior to the April Town Meeting.

The continues their discussion to the March 13<sup>th</sup> meeting.

#### Committee Updates

Belmont Center Planning Group - The committee will be presenting their draft plan at the February 26 meeting of the Board of Selectmen. Following this presentation, the committee intends on holding a series of public meetings to get input and to revise the draft plan. The Committee has targeted June for presentation of the final plan.

**9:45 p.m. Meeting Adjourned**

Next Meeting: Tuesday, March 13  
Town Hall, Conference Room 2

3/13/07 *Approved*